



DATE FILED 2-2-22
APPLICATION NUMBER 2022-155
For office use only

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- ☐ A change in zoning classification of the property hereinafter described; or
☒ A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 21502111, 21502115, 21502150

Address of property: 381 Crestdale Rd. Matthews, NC 28105; 381 Crestdale Rd. Matthews, NC 28105; 415 Crestdale Rd. Matthews, NC 28104

Location of property:

Title to the property was acquired on 21502111 (5/8/2020); 21502115 (4/21/2009); 21502150 (1/7/2022)

and was recorded in the name of Mt Moriah Baptist Church

whose mailing address is 381 Crestdale Rd. Matthews, NC 28105

The deed is recorded in Book See attached and Page see attached in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: CRC2

Requested zoning classification: CRC2

List reason(s) why zoning should be changed (use separate sheet if necessary):

See attached

Application number

2022-755

For office use only



Signature of property owner (must be original)

Mt Moriah Baptist Church (Pastor Larry Whitley)

Print name of property owner
381 Crestdale Rd.

Property owner's mailing address
Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

(980) 245-9090 / lwwmtmoriah@ncrbiz.com

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address



Petitioner other than owner (if any)

Laurel Street Residential

Print name of petitioner
2132 Thrift Road, Suite A

Petitioner's mailing address
Charlotte, NC 28208

Petitioner's mailing address, continued

Petitioner's mailing address, continued

704.561.5230/lcochran@laurelstreetres.com

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

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21502104, 21502110, 21502165

TAX PARCEL

Mt Moriah Baptist Church

PROPERTY OWNER NAME(S)

381 Crestdale Rd.

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21502160

TAX PARCEL

Frank Wright

PROPERTY OWNER NAME(S)

630 E Matthews St

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21502161

TAX PARCEL

Hardin Wright Sr.

PROPERTY OWNER NAME(S)

424 Linden St.

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21502162

TAX PARCEL

Shawn Nicole Bauknight

PROPERTY OWNER NAME(S)

PO Box 491491

OWNER MAILING ADDRESS

College Park, GA 30349

OWNER MAILING ADDRESS, CONTINUED

21502123

TAX PARCEL

Willie Young

PROPERTY OWNER NAME(S)

642 Matthews St

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21502118

TAX PARCEL

Katherine Realty Company

PROPERTY OWNER NAME(S)

PO Box 851

OWNER MAILING ADDRESS

Matthews, NC 28106

OWNER MAILING ADDRESS, CONTINUED

21503101

TAX PARCEL

People/Chch on the Rock

PROPERTY OWNER NAME(S)

1665 N Portal Dr NW

OWNER MAILING ADDRESS

Washington DC 20012

OWNER MAILING ADDRESS, CONTINUED

21502116, 21503102

TAX PARCEL

Keyo Park East LLC

PROPERTY OWNER NAME(S)

338 S Sharon Amity Rd, Ste 131

OWNER MAILING ADDRESS

Charlotte, NC 28211

OWNER MAILING ADDRESS, CONTINUED

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21503103

TAX PARCEL

Chok Rahlan and H'nhit Ksor

PROPERTY OWNER NAME(S)

362 Crestdale Rd.

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21503104

TAX PARCEL

Greater Matthews Habitat for Humanity Inc

PROPERTY OWNER NAME(S)

2447 E John St

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21503105

TAX PARCEL

Harvey H Boyd

PROPERTY OWNER NAME(S)

350 Crestdale Rd

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21503117

TAX PARCEL

Faye Anthony Brown

PROPERTY OWNER NAME(S)

PO Box 1195

OWNER MAILING ADDRESS

Matthews, NC 28106

OWNER MAILING ADDRESS, CONTINUED

21503106

TAX PARCEL

Elizabeth Anthony Nixon

PROPERTY OWNER NAME(S)

PO Box 841

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

21503108

TAX PARCEL

Matthews House of Prayer

PROPERTY OWNER NAME(S)

1665 N Portal Dr NW

OWNER MAILING ADDRESS

Washington DC 20012

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office February 2, 2022

Town Board of Commissioners formally accepts application and sets Public Hearing date February 14, 2022

Notices sent via mail to affected/adjacent property owners on or before February 28, 2022

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning March 14, 2022

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request March 22, 2022

Town Board of Commissioners approves or denies application April 11, 2022

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Signature of [Signature] 2/2/22
Date
☒ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

Signature of [Signature] 2/2/2022
Date
☐ Property Owner
☐ Agent for Property Owner
☒ Other (please identify) PETITIONER

Signature of _____ Date _____
☐ Property Owner
☐ Agent for Property Owner
☐ Other (please identify) _____

February 2, 2022

Mr. Rob Will
Town of Matthews

Re: Mt. Moriah Baptist Church Text Amendment Attachment

Dear Rob,

Please see below for the property information as requested on the application.

Page 1

Deed Information

Parcel Number	Date Title Acquired	Book	Page
21502111	5/8/2020	34556	110
21502115	4/21/2009	24661	642
21502150	1/7/2022	36950	213

Page 2

List reason(s) why zoning should be changed (use separate sheet if necessary):

Mount Moriah Seniors is Phase Two of a 3-Phase Master Plan submitted by Mount Moriah Missionary Baptist Church. The development will provide an opportunity for seniors in the Matthews community to not only age in place and stay in the community, but also have access to quality, affordable housing as market rental rates continue to increase. It will be designed to complement the historic character of the surrounding neighborhoods. Units will be well-constructed for comfortable living and long-term durability. Additionally, Mount Moriah Seniors will further the Town of Matthew's goal of creating affordable units. Mount Moriah Seniors will consist of approximately 92 one- and two-bedroom units in an elevator accessed building for households with incomes ranging from 30% to 80% of the area median income.

Sincerely,



J. Daniel McNamee, AIA LEED AP
Neighboring Concepts, PLLC